

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JANUARY 21, 2016**

MEMBERS PRESENT: Blythe Yost, Vice Chairperson, Andrew Andrews,
Brian Aitcheson, Bruce Jensen, Brian Terry and Deborah Stuhlweissenburg

MEMBERS ABSENT: None

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose,
Stenographer and Cheryl Coopersmith, Chief Clerk

Blythe Yost, Vice Chairperson, called the meeting to order at 7:30 p.m.
Ms Yost read the agenda. Hearings as listed on this meeting's agenda which
are made a part of these minutes were held as noted below.

Streit's Matzos Plans Review of Loading Dock Plans 171 Route 303, Orangeburg 74.15/1/13; LI zoning district	Approved as Presented	ACABOR #16-05
The Hollows at Blue Hill Entrance Sign Plan Review of Sign Plan Veterans Memorial Drive, Pearl River 73.05/1/53; PAC zoning district	Approved as Presented	ACABOR #16-06
Virginia Homes Subdivision Review of Site/Structure/ Landscaping Plans 2 Goswick Court, Sparkill (Lot #1) 77.08/5/33.2; RG zoning district	Approved Subject to Conditions	ACABOR #16-07
Virginia Homes Subdivision Review of Site/Structure/ Landscaping Plans 6 Goswick Court, Sparkill (Lot #3) 77.08/5/33.4; RG zoning district	Approved Subject to Conditions	ACABOR #16-08
Virginia Homes Subdivision Review of Site/Structure/ Landscaping Plans 1 Goswick Court, Sparkill (Lot #4) 77.08/5/36.1; RG zoning district	Approved Subject to Conditions	ACABOR #16-09

TOWN CLERKS OFFICE
2016 JAN 26 PM 1 34
TOWN OF ORANGETOWN

**January 21, 2016
ACABOR Meeting**

Other Business: The Board reviewed and approved the **addition of rear decks** to house plans both originally heard by ACABOR on May 7, 2015:

- ACABOR #15-25: Section 70.13, Block 1, Lot 21.5. The Board reviewed and approved the addition of a house deck.
- ACABOR #15-29: Section 70.13, Block 1, Lot 21.6. The Board reviewed and approved the addition of a house deck.

Both applications obtained the needed Zoning Board of Appeals Variances on January 20, 2016.

A motion to approved the addition of rear decks to house plans for Section 70.13, Block 1, Lot 21.5 and Section 70.13, Block 1, Lot 21.6 was made by Bruce Jensen and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Vice Chairperson, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye and Deborah Stuhlweissenburg, aye.

A motion was made to adjourn the meeting by Blythe Yost and seconded by Brian Terry and agreed by all in attendance. The Decisions on the above hearings, which Decisions are made by the Board before the conclusion of the meeting, are mailed to the applicant. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 8:30 p.m. The next ACABOR Meeting is scheduled for February 4, 2016.

Dated: January 21, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2016 JAN 26 PM 1 34
TOWN CLERKS OFFICE

ACABOR #16-05: Streit's Matzos Plans – Load Dock Doors- Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of Review Decision
January 21, 2016
Page 1 of 1

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: Streit's Matzos Plans: Application of Aron Streit Inc., owner, for the review of new loading dock doors and dock shelters at a site to be known as "**Streit's Matzos Plans**", in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 171 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lot 13; in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 21, 2016**, at which time the Board made the following determinations:

Donald Brenner and David Bilow appeared and testified.

The Board received the following items:

A. Architectural Plans prepared by Bilow Garrett Group Architects and Planners, dated November 23, 2015, revised December 16, 2015:

- L-A-100: Part Floor Plan
- L-A-101: Elevations, Section, & Details

B. Photographs of the Existing Conditions of the Loading Docks, dated June 16, 2015.

C. Exterior Building Material Specifications, signed by David Bilow, Architect.

D. A copy of the Building Permit Referral dated November 25, 2015.

FINDINGS OF FACT:

1. The Board found that the new loading doors and dock shelters will match the existing doors and shelters, the loading doors would be grey and the dock seals would be black. The building façade will remain as is and consists of beige metal panels and brick.
2. The Board found that the loading dock area faces wetlands and is not visible from Route 303.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by Brian Terry and seconded Bruce Jensen and carried as follows: Blythe Yost, Vice Chairperson, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye and Deborah Stuhlweissenburg, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: January 21, 2016

Cheryl Coopersmith, Chief Clerk Boards and Commissions

Cheryl Coopersmith
JAN 26 PM 1:33 2016
TOWN OF ORANGETOWN

ACABOR #16-06: The Hollows at Blue Hill Entrance Sign Plan- Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 1 of 2

TO: Frank Manion, 66 Michael Roberts Court, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: The Hollows at Blue Hill Sign Plan: Application of The Hollows at Blue Hill Condominium Association, owner, for the review of a Sign Plan at a site known as **“The Hollows at Blue Hill Sign Plan”**, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located on Veterans Memorial Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.05, Block 1, Lot 53; in the PAC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 21, 2016** at which time the Board made the following determinations:

Frank Manion and Guy Gerasi appeared and testified.

The Board received the following information:

- A.** Sign Plans, a photograph of the proposed sign, with an attachment describing the sign dimensions, prepared by the Board of Managers of the Hollows at Blue Hill.
- B.** A copy of the Overall Site Plan noting the placement of the sign to be in the exact location of the existing entrance sign.
- C.** Material Sheet signed by Frank Manion dated December 16, 2015.
- D.** Building Permit Referral dated November 11, 2015.

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed to replace the existing sign with a new sign at the Promenade or west entrance to the site. The new sign would be placed at the same location as the previous identification sign, 90' off Veterans Memorial Drive and 47.5 ' off the applicant's property line. The proposed sign will be a one sided 42" by 72" sign with the Hollows' logo. The wall and sign will measure 72" height by 108" width. It will be installed on a newly constructed stone veneer wall 72" high by 108" long, very similar to the existing Promenade entrance sign. The sign would be in a location that is similar in location to the setbacks of the adjacent hotel and memory care residential development.
- 2.** The Board found that the sign would have a white field with black letters and gold accents and placed on a cultured stone mount, and as noted in the submitted photograph. The sign would be lit down to dusk with a 26 LED bulb, placed on the ground oriented toward the sign.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

TOWN CLERKS OFFICE
2016 JAN 26 PM 1 34
TOWN OF ORANGETOWN

ACABOR #16-06: The Hollows at Blue Hill Entrance Sign Plan- Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 2 of 2

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by Bruce Jensen and seconded by Andrew Andrews and carried as follows; Blythe Yost, Vice Chairperson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye and Brian Aitcheson, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: January 21, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2016 JAN 26 PM 1 35
TOWN CLERKS OFFICE

ACABOR #16-07: Virginia Homes Subdivision - Lot #1 - Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 1 of 2

TO: Kevin Ramsay, 672 Route 303, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Virginia Homes Subdivision - Lot #1 Plans: Application of Kevin Ramsay, owner, for the review of Structure/Site/Landscaping Plans at a site to be known as **“Virginia Homes Subdivision - Lot #1 Plans”**, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 2 Goswick Court, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 33.2; in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 21, 2016**, at which time the Board made the following determinations:

Kevin Ramsay and Robert Hoene appeared and testified.

The Board received the following items:

A. Site Plan prepared by Jay Greenwell, PLS, dated May 13, 2015.

B. Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised September 29, 2015:

A1.0: Front & Rear Elevations

A2.0: Right & Left Side Elevations with Foundation Plan

A3.0: First Floor

A4.0: General Notes, Wall Section & Second Floor Plans

C. Exterior Building Material Specifications, signed by Kevin Ramsay, dated December 5, 2015.

D. Landscaping Plan prepared by DJ Helmke Landscaping and Jay Greenwell, PLS, dated May 13, 2015.

E. Copies of PB #13-43, Final Planning Board Subdivision Review, dated October 16, 2013 and ACABOR #13-15, dated April 4, 2014.

F. Copy of the Building Permit Application dated December 29, 2015.

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding would be Graphite, manufactured Market Square or equal, and the decorative cultured stone would be manufactured by Eldorado Stone Company in Cobblefield (gray tones), or equal. The roof shingles would be Charcoal, manufactured by Timberline or equal.
2. The Board found that the house would have white trim, railing and garage doors. Lighting would be placed by the exterior doorways, in accordance with Town Code.

TOWN CLERKS OFFICE

2016 JAN 26 PM 1 35

TOWN OF ORANGETOWN

ACABOR #16-07: Virginia Homes Subdivision - Lot #1 - Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 2 of 2

3. The Board found the Landscaping Plan to be acceptable.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed house will have four sides of vinyl siding with decorative stonework on the front façade. The color of the siding will be Graphite, manufactured Market Square or equal, and the decorative cultured stone will be manufactured by Eldorado Stone Company in Cobblefield (gray tones), or equal. The roof shingles will be Charcoal, manufactured by Timberline or equal.
2. The house will have white trim, railing and garage doors. Lighting will be placed by the exterior doorways, in accordance with Town Code.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Blythe Yost and seconded Brian Aitcheson and carried as follows: Blythe Yost, Vice Chairperson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye and Brian Aitcheson, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: January 21, 2016

Cheryl Coopersmith, Chief Clerk Boards and Commissions

TOWN CLERKS OFFICE
2016 JAN 26 PM 1 35
TOWN OF ORANGETOWN

ACABOR #16-08: Virginia Homes Subdivision - Lot #3 - Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 1 of 3

TO: Kevin Ramsay, 672 Route 303, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Virginia Homes Subdivision - Lot #3 Plans: Application of Kevin Ramsay, owner, for the review of Structure/Site/Landscaping Plans at a site to be known as “**Virginia Homes Subdivision - Lot #3 Plans**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 6 Goswick Court, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 33.4; in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 21, 2016**, at which time the Board made the following determinations:

Kevin Ramsay and Robert Hoene appeared and testified.

The Board received the following items:

A. Site Plan prepared by Jay Greenwell, PLS, dated September 3, 2015, revised September 10, 2015.

B. Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised September 22, 2015:

- A1.0: Front & Right Elevations
- A2.0: Rear & Left Side Elevations
- A3.0: Basement/ Foundation Plan
- A4.0: First Floor Plan & Porch Sections
- A5.0: General Notes & Second Floor Plans

C. Exterior Building Material Specifications, signed by Kevin Ramsay, dated December 5, 2015.

D. Landscaping Plan prepared by DJ Helmke Landscaping and Jay Greenwell, PLS, dated September 3, 2015.

E. Copies of PB #13-43, Final Planning Board Subdivision Review, dated October 16, 2013 and ACABOR #13-15, dated April 4, 2014.

F. Copy of the Building Permit Application dated December 29, 2015.

TOWN CLERKS OFFICE
2016 JAN 26 PM 1 35
TOWN OF ORANGETOWN

ACABOR #16-08: Virginia Homes Subdivision - Lot #3 - Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 2 of 3

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding with matching decorative stonework along all four sides of the foundation and on the chimney. The color of the siding would be Timber Bark (brown), manufactured James Hardy or equal, and the decorative cultured stone would be manufactured by Eldorado Stone Company in a mixture of Bucks County Ledge Southern Ledge Stone and Buck County Fieldstone styles, or equal. The roof shingles would be Weather Wood, manufactured by Timberline or equal.
2. The Board found that the house would have white trim and lighting would be placed by the exterior doorways, in accordance with Town Code.
3. The Board found the Landscaping Plan to be acceptable.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed house will have four sides of vinyl siding with matching decorative stonework along all four sides of the foundation and on the chimney. The color of the siding will be Timber Bark (brown), manufactured James Hardy or equal, and the decorative cultured stone would be manufactured by Eldorado Stone Company in a mixture of Bucks County Ledge Southern Ledge Stone and Buck County Fieldstone styles, or equal. The roof shingles will be Weather Wood, manufactured by Timberline or equal.
2. The house would have white trim and lighting would be placed by the exterior doorways, in accordance with Town Code.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

TOWN OF ORANGETOWN
2016 JAN 26 PM 1 35
TOWN CLERKS OFFICE

ACABOR #16-08: Virginia Homes Subdivision - Lot #3 - Approved Subject
to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

January 21, 2016
Page 3 of 3

The foregoing resolution was presented and moved by Andrew Andrews and
seconded Brian Terry and carried as follows: Blythe Yost, Vice Chairperson, aye;
Deborah Stuhlweissenburg, aye; Andrew Andrews, aye; Brian Terry, aye;
Bruce Jensen, aye and Brian Aitcheson, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign
this **Decision** and file a certified copy in the Office of the Town Clerk and the
Office of the Architecture and Community Appearance Board of Review.

Dated: January 21, 2016 
Cheryl Coopersmith, Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN
2016 JAN 26 PM 1 35
TOWN CLERKS OFFICE

ACABOR #16-09: Virginia Homes Subdivision - Lot #4 - Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 1 of 3

TO: Kevin Ramsay, 672 Route 303, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Virginia Homes Subdivision - Lot #4 Plans: Application of Kevin Ramsay, owner, for the review of Structure/Site/Landscaping Plans at a site to be known as **“Virginia Homes Subdivision - Lot #4 Plans”**, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 1 Goswick Court, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 36.1; in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 21, 2016**, at which time the Board made the following determinations:

Kevin Ramsay and Robert Hoene appeared and testified.

The Board received the following items:

A. Site Plan prepared by Jay Greenwell, PLS, dated May 13, 2015, revised May 29, 2015.

B. Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised September 29, 2015:

A1.0: Elevations

A2.0: Rear & Left Side Elevations

C. Exterior Building Material Specifications, signed by Kevin Ramsay, dated December 5, 2015.

D. Landscaping Plan prepared by DJ Helmke Landscaping and Jay Greenwell, PLS, dated May 13, 2015.

E. Copies of PB #13-43, Final Planning Board Subdivision Review, dated October 16, 2013 and ACABOR #13-15, dated April 4, 2014.

F. Copy of the Building Permit Application dated December 29, 2015.

TOWN OF ORANGETOWN
2016 JAN 26 PM 1 35
TOWN CLERKS OFFICE

ACABOR #16-09: Virginia Homes Subdivision - Lot #4 - Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

January 21, 2016
Page 2 of 3

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding with matching decorative stonework along the front elevation. The color of the siding would be Savannah Wicker, manufactured Certainteed or equal, and the decorative cultured stone would be manufactured by Eldorado Stone Company in Ledge stone or equal. The roof shingles would be Weather Wood, manufactured by Timberline or equal.
2. The Board found that the house would have white trim, garage doors and railing. Lighting would be placed by the exterior doorways, in accordance with Town Code.
3. The Board found that the Landscaping Plan was acceptable.

Public Comment:

Eileen McCarthy, 2 DeLongis Court, Sparkill, an abutting property owner, raised concerns regarding lights from the house shining onto her property and requested that all lighting be directed downward.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed house will have four sides of vinyl siding with matching decorative stonework along the front elevation. The color of the siding will be Savannah Wicker, manufactured Certainteed or equal, and the decorative cultured stone will be manufactured by Eldorado Stone Company in Ledge stone or equal. The roof shingles will be Weather Wood, manufactured by Timberline or equal.
2. The house would have white trim, garage doors and railing. Lighting would be placed by the exterior doorways, in accordance with Town Code.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

TOWN CLERKS OFFICE
2016 JAN 26 PM 1 35
TOWN OF ORANGETOWN

ACABOR #16-09: Virginia Homes Subdivision - Lot #4 - Approved Subject
to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

January 21, 2016
Page 3 of 3

5. The applicant shall comply with the requirements of Section 21-25 of the
Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Bruce Jensen and
seconded Brian Aitcheson and carried as follows: Blythe Yost, Vice Chairperson,
aye; Deborah Stuhlweissenburg, aye; Andrew Andrews, aye; Brian Terry, aye;
Bruce Jensen, aye and Brian Aitcheson, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign
this **Decision** and file a certified copy in the Office of the Town Clerk and the
Office of the Architecture and Community Appearance Board of Review.

Dated: January 21, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2016 JAN 26 PM 1 35
TOWN CLERKS OFFICE